007.0	0006	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	876,600 / 876,600
					USE VALUE:	876,600 / 876,600
					ASSESSED:	876,600 / 876,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		LAKEHILL AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FRANCHITTO ROCCO--ETAL
Owner 2:	FRANCHITTO ESTHER RUTH
Owner 3:	
Street 1:	14 LAKEHILL AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,799 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Wood Shingle Exterior and 2364 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4799.000	420,300	5,100	451,200	876,600
Total Card	0.110	420,300	5,100	451,200	876,600
Total Parcel	0.110	420,300	5,100	451,200	876,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 370.81 | /Parcel: 370.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 6709
GIS Ref:
GIS Ref:
Insp Date: 02/16/18

!721!

PREVIOUS ASSESSMENT

Parcel ID: 007.0-0006-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	420,400	5100	4,799.	451,200	876,700	876,700	Year End Roll	12/18/2019
2019	104	FV	325,700	5100	4,799.	479,400	810,200	810,200	Year End Roll	1/3/2019
2018	104	FV	325,700	5100	4,799.	349,700	680,500	680,500	Year End Roll	12/20/2017
2017	104	FV	305,200	5100	4,799.	304,500	614,800	614,800	Year End Roll	1/3/2017
2016	104	FV	305,200	5100	4,799.	259,400	569,700	569,700	Year End	1/4/2016
2015	104	FV	271,600	5100	4,799.	253,800	530,500	530,500	Year End Roll	12/11/2014
2014	104	FV	271,600	5100	4,799.	208,700	485,400	485,400	Year End Roll	12/16/2013
2013	104	FV	282,800	5100	4,799.	198,500	486,400	486,400		12/13/2012

PRINT

Date	Time
12/10/20	16:27:05

LAST REV

Date	Time
03/05/18	08:29:51
ekelly	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 721

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	8898-118		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	6709
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
2/16/2018	TTL REFUSAL	BS	Barbara S
4/14/2009	Meas/Inspect	372	PATRIOT
9/21/1999	Mailer Sent		
9/21/1999	Measured	256	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4799		Sq. Ft.	Site		0	80.	1.18	1									451,175						451,200	

Total AC/HA: 0.11017 | Total SF/SM: 4799 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 451,175 | Spl Credit | Total: 451,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	5	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.09416246
Const Adj.:	0.99128675
Adj $ / SQ:	184.387
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	609125
Depreciation:	188829
Depreciated Total:	420296

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

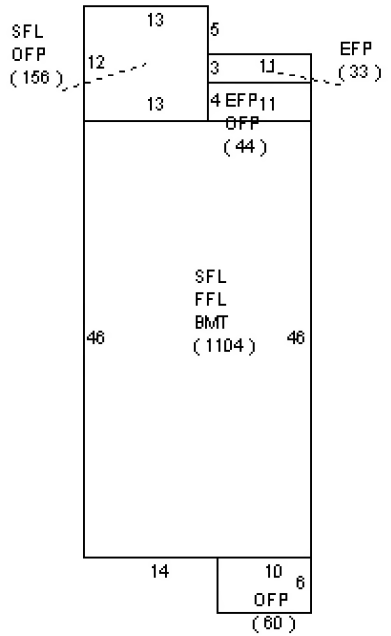
No Unit	RMS	BRS	FL
1	10	4	
Totals			
1	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	184.39
Special Features:	0	Val/Su Net:	110.46
Final Total:	420300	Val/Su SzAd	177.79

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,260	184.390	232,327
BMT	Basement	1,104	55.320	61,069
FFL	First Floor	1,104	184.390	203,563
OFP	Open Porch	260	22.650	5,888
EFP	Enclos Porch	77	62.040	4,777

Net Sketched Area:	3,805			Total:	507,624
Size Ad	2364	Gross Are	3805	FinArea	2364

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 007.0-0006-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1923	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100